

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, DECEMBER 8, 2016**

Present: Peter F. Murphy, Springfield District
Frank A. de la Fe, Hunter Mill District
James R. Hart, Commissioner At-Large
Timothy J. Sargeant, Commissioner At-Large
Ellen J. Hurley, Braddock District
John C. Ulfelder, Dranesville District
James T. Migliaccio, Lee District
Julie M. Strandlie, Mason District
Earl L. Flanagan, Mount Vernon District
Karen A. Keys-Gamarra, Sully District
Janyce N. Hedetniemi, Commissioner At-Large

Absent: Kenneth A. Lawrence, Providence District

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The meeting was called to order at 8:19 p.m., by Chairman Peter F. Murphy in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

RZ/FDP 2014-MA-014 – NOVUS PROPERTY HOLDINGS, LLC

(Decisions Only) (The public hearing for these application were held on November 17, 2016.)

(Start Verbatim Transcript)

Commissioner Strandlie: Thank you, Mr. Chairman. I have a follow-up on a case that we heard on November 17th and I'd like to call Scott Adams from McGuireWoods, representing Novus Property Holdings, down. Thank you. Mr. Chairman, on November 17th the Planning Commission approved the Final Development Plan 2014-MA-014, subject to development conditions dated November 2nd, 2016. At the same time, the Planning Commission recommended approval of proffers that referred to an FDP dated November 4th, 2016. It has come to my attention that Development Condition Number 2 also should have referred to the FDP date November 4th, 2016, and the conditions themselves should have been dated November 10th, 2016. Because the November 4th, 2016, FDP was clearly before the Planning Commission at the time it voted and was expressly referenced in the proffers, these dates were merely a clerical error. And in fact, we went out of our way to emphasize what we were approving that night. Therefore, Mr. Chairman – excuse me – therefore, I intent to move to amend something previously adopted. Before I do that, I request that the applicant confirm for the record its agreement to the final development plan conditions dated November 10th, 2016, and its agreement to Development Condition Number 2 referencing the FDP dated November 4th, 2016.

Scott Adams, Applicant's Agent, McGuireWoods LLP: We agree with the development conditions dated November 10th and Condition 2 referencing the FDP dated November 4th, 2016.

Commissioner Strandlie: Great, thank you.

Mr. Adams: Thank you.

Commissioner Strandlie: I THEREFORE MOVE THAT THE PLANNING COMMISSION AMEND ITS PREVIOUS ADOPTION OF FDP 2014-MA-014, SUBJECT TO DEVELOPMENT CONDITIONS DATED NOVEMBER 2nd?

Commissioner de la Fe: That's what we adopted, yes.

Commissioner Strandlie: ...2016 AND INSTEAD ADOPT FDP 2014-MA-014, SUBJECT TO DEVELOPMENT CONDITIONS DATED NOVEMBER 10TH, INCLUDING DEVELOPMENT CONDITION NUMBER TWO THAT REFERS TO THE FDP DATED NOVEMBER 4TH, 2016.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion of the motion?

Commissioner Hart: Mr. Chairman?

Chairman Murphy: Yes, Mr. Hart.

Commissioner Hart: I hesitate to say anything, but is this the office building with the apartments?

Commissioner Strandlie: Yes, it is the "e-lofts" building.

Commissioner Hart: Okay, all right. Thank you.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion as articulated by Ms. Strandlie, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Keys-Gamarra: I abstain.

Chairman Murphy: Okay, Ms. Keys-Gamarra abstains.

The motion carried by a vote of 10-0-1. Commissioner Keys-Gamarra abstained. Commissioner Lawrence was absent from the meeting.

(End Verbatim Transcript)

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SE 2015-DR-027 – MAHLON A. BURNETTE, III AND MARY H. BURNETTE
(Decision Only) (The public hearing for this application was held on October 19, 2016.)

(Start Verbatim Transcript)

Commissioner Ulfelder: I have one – I had two decision only this evening, one of them I am going to defer further. It's the lot width waiver request in Great Falls and the applicant has requested an extension of time to – to work on that application. So with that, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SE 2015-DR-027, TO A DATE CERTAIN OF JANUARY 26TH, 2017, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of the motion? All those in favor of the motion to defer SE 2015-DR-027, to a date certain of January 26th, with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hart: Mr. Chairman?

Chairman Murphy: Mr. Hart.

Commissioner Hart: If I can be recorded as not voting on this.

Chairman Murphy: Okay, thank you.

The motion carried by a vote of 10-0-1. Commissioner Hart abstained. Commissioner Lawrence was absent from the meeting.

(End Verbatim Transcript)

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RZ 2015-DR-009 – GULICK GROUP, INC.
(Decision Only) (The public hearing for this application was held on June 29, 2016.)

(Start Verbatim Transcript)

Commissioner Ulfelder: We had another case for decision only this evening, Gulick Group, Inc., involving a rezoning application, also in Great Falls, that's gone through a number of revisions. And first, I just wanted to see if any of the – I mean, we – there was material handed out a – sent out a couple of days ago and also a hard copy provided, I think, last evening for the Commissioners. A staff memorandum with the revised – with proposed proffers, as well as the revised general development plan. There had been a number of questions and issues that were raised during the public hearing and I just wanted to see if there is anybody who had any questions that they might need clarification before I move forward with this case? I have one question.

Chairman Murphy: Okay.

Commissioner Ulfelder: We – we received today an email from one of the neighbors who had raised a question about the impact of the revisions on Lot 6 and 7 on the intended flow-through storm – and handling of stormwater, as a result of the revisions and questioning whether that was going to be handled adequately or not. Do you – what does – has staff had a chance to look at that and could you provide us with some information about that?

Bob Katai, Zoning Evaluation Division, Department of Planning and Zoning: Yes, in the County staff's memo from the Department of Public Works and Environmental Services in their analysis of the revised plans, they note that the revised configuration of the lots actually provide for better stormwater flow, given the configuration of the driveway and the lots. But I do note that the applicants engineer is here to give specifics regarding the improved stormwater flow if you would like to hear that?

Commissioner Ulfelder: No.

Mr. Katai: Okay.

Commissioner Ulfelder: With that, if there are no other questions from the – from the Commissioners, I have a brief statement that I'd like to read in support of a motion. This revised application is a request to rezone 11 acres of land at the north end of the former Hills Nursery site in Great Falls from the R-A classification to R-1, to permit the development of a nine lot cluster single family detached dwelling subdivision accessed from an extension of Challedon Road. At the – at the Commissions public hearing on June 29th, we heard from several neighbors, as well as the Great Falls Citizens Association. They raised various concerns focusing on stormwater management including both quantity and quality controls, tree preservation and retention including the impact on neighboring trees, erosion and sediment control during construction, and traffic impact on neighbors during the construction phase. Commissioners also raised a number of questions and made suggestions concerning the proposed development. Since the public hearing, the applicants have met with the GFCA, Great Falls Citizen Association, the neighbors, the Dranesville District member of the County Tree Commission, County staff, myself, and others. As a result of the concerns and comments at the hearing, the subsequent meetings and additional comments received after the hearing, the application was substantially revised to address those concerns. The substance of these changes is reflected in the staff's

December 6, 2016, memo to the Commissioners, including various revisions to the general development plan and the proposed proffers. The original proposal included ten lots. The revised proposal is for only nine lots. This change results in a decrease in impervious surface, both by the reduction of one proposed house as well as the reduction in the proposed extension of Challedon Road. It allows for the preservation and permanent protection of a number of trees along the northern lot line adjacent to the Lexington Estates subdivision. That area will now be placed in a separate outlot subject to a permanent conservation easement. It allows for more flexible siting of drainfields to serve Lots 6-9. It also allows the installation of a more natural approach for handling the pass-through stormwater flow from Lexington Estates. Overall, it allows for further improvement in both water quantity and quality for the proposed site. While Lots 1 through 5 remain, a number of changes have been made in that portion of the proposed subdivision in order to save trees, with special concern identified by the neighbors. They will now be retained. In addition, the proposed limits of clearing and grading have been moved further away from the trees. The revised plan increases the tree preservation and tree canopy square footages, which were already significant, well beyond what is required. Similarly, the proposed stormwater measures will remain the same and with the overall reduction in impervious surfaces, plus further tree preservation, will further improve reduction in water quantity, as well as quality, well beyond what is currently required. The applicant is committed to the installation of alternative septic systems that, while they require more attention and care, significantly reduce potential impact to residential sewage on the environment. They continue to agree to a wider EQC area than is normally defined in the Comprehensive Plan and to place most of it in a permanent easement. The applicant has also agreed to the use of super silt fencing along the southern limits of clearing and grading in order to maximize erosion and sediment control during the construction phase of the proposed subdivision. The resulting density of 0.81 is now in line with that of Lexington Estates, the subdivision immediately to the north of proposed development and also the one you drive through on Challedon Road to get to this site. It meets the Comprehensive Plan's requirements for cluster subdivisions in this part of the County, as well as the residential development criteria. It is a good example of what can be accomplished by clustering a development to retain important features and further environmental protection while not increasing the overall lot yield. I would also note that today we received a letter from the Great Falls Citizen Association, which several people from that association spoke at our hearing, but the letter indicated that their executive board, after further review, was removing their objections to the – to the proposed development. For these reasons and those outlined in – in June 8th, 20 – in the June 8th, 2016, staff report and the December 8th, 2016, staff memorandum to the Planning Commission, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2015-DR-009, SUBJECT TO THE PROFFERS DATED DECEMBER 2ND, 2016.

Commissioners Hart and Hedetniemi: Second.

Chairman Murphy: Seconded by Mr. Hart and Ms. Hedetniemi. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2015-DR-009, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: One – one.

Commissioner Hurley: I abstain on this public hearing.

Chairman Murphy: Okay, Ms. Hurley abstains.

Commissioner Ulfelder: And I have one other motion.

Chairman Murphy: Go ahead.

Commissioner Ulfelder: I ALSO MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF SECTION 2-0103.2, OF THE PUBLIC FACILITIES MANUAL, TO ALLOW PIPESTEM LOTS TO REPRESENT MORE THAN TWENTY PERCENT OF THE TOTAL NUMBER OF LOTS WITHIN A SUBDIVISION.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries, same abstention.

The motions carried by a vote of 10-0-1. Commissioner Hurley abstained. Commissioner Lawrence was absent from the meeting.

(End Verbatim Transcript)

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RZ 2016-SU-015 – OLD LEE, LLC.

(Start Verbatim Transcript)

Commissioner Keys-Gamarra: Thank you, Mr. Chair. I have two deferrals. The first is with respect to RZ 2016-SU-015, Old Lee, LLC. Old Lee, LLC, has filed an application on Tax Map Parcel 43-2 ((1)) 2, to rezone 5.35 acres from the I-3 to the I-5 District for the development of New Vehicle Storage as a permitted use. On November 21st, 2016, the applicant requested an indefinite deferral to amend the application to add Vehicle Major Service and Vehicle Light Service Establishments as permitted uses. The applicant is currently coordinating with County staff regarding the amendment. So my motion to defer, Mr. Chairman, I THEREFORE MOVE

THAT THE PLANNING COMMISSION INDEFINITELY DEFER THE PUBLIC HEARING FOR RZ 2016-SU-015.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of that motion? All those in favor of the motion to defer the public hearing indefinitely on RZ 2016-SU-015, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 11-0. Commissioner Lawrence was absent from the meeting.

(End Verbatim Transcript)

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SE 2014-SU-042 – MONTESSORI MANSION/NAIMA QADIR DAR
(Decision Only) (The public hearing for this application was held on November 30, 2016.)

(Start Verbatim Transcript)

Commissioner Keys-Gamarra: I also have a second motion with respect to the Montessori Mansion, but before I make that motion I'd like to make a statement. I missed this public hearing, but I was able to attend the Land Use Committee meeting this week and it was clear to me that there is quite a bit of misunderstanding and misinformation surrounding this. Ms. Naima Qadir Dar and the members of the community – I'm sorry – Ms. Naima Qadir Dar and her husband, who is a dentist, are, in my opinion, vital members of our community and they both are seeking to provide service by offering daycare in their home. As a mother of three boys, who struggled to balance both home and work, I know how much these services are needed. So I intend to look at this daycare center in the way that we've looked at many others in accordance with the Comprehensive Plan and the Zoning Ordinance. But I also want to encourage the community to really utilize this deferral period. I was struck at the land use meeting by the amount of misinformation that has so obviously influenced community opinion and that misinformation has led to assumptions I don't believe are necessarily based in fact. So, I hope that these neighbors will use this opportunity to not only talk about the application, but to perhaps exercise the golden rule, maybe share of cup of coffee and work together for all concerned. Therefore, the applicant wishes to defer the decision on this case until January in order for her to attend an upcoming HO – HOA meeting and continue to work with her neighbors to address their concerns. Therefore, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SE 2014-SU-042, TO A DATE CERTAIN OF JANUARY 25TH, 2017, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENT.

Commissioners Hedetniemi and Hart: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi and Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to defer the decision only again with the record remaining open on SE 2014-SU-042, to a date certain of January 25th, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 11-0. Commissioner Lawrence was absent from the meeting.

(End Verbatim Transcript)

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ORDER OF AGENDA

Secretary Hart established the following order of the agenda:

1. FDPA 82-P-069-07-07 – CALIFORNIA UNIVERSITY OF MANAGEMENT AND SCIENCES AND SOUTH BAYLO UNIVERSITY
2. PCA 74-7-047-02/CDPA 74-7-047-02/FDPA 74-7-047-02-01 – INOVA HEALTH CARE SERVICES

This agenda was accepted without objection.

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Since the following case was in the Springfield District, Vice Chairman de la Fe assumed the chair.

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FDPA 82-P-069-07-07 - CALIFORNIA UNIVERSITY OF
MANAGEMENT AND SCIENCES AND SOUTH BAYLO
UNIVERSITY – Appl. to amend the first final development plan
for FDP 82-P-069 to permit a college or university and associated
changes to development conditions. Located S. side of Fair Lakes
Pkwy. approx. 1, 000 ft. W. of Fairfax County Pkwy. on approx.
4.37 ac. of land zoned PDC and WS. Tax Map 45-4 ((11)) A2.
(SPRINGFIELD DISTRICT) (PUBLIC HEARING)

Keith Martin, Tramonte, Yeonas, Roberts & Martin PLLC, reaffirmed the affidavit dated November 18, 2016.

There were no disclosures by Commission members.

Commissioner Murphy asked that Vice Chairman de la Fe ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed; therefore, Vice Chairman de la Fe closed the public hearing and recognized Commissioner Murphy for action on this case.

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(Start Verbatim Transcript)

Vice Chairman de la Fe: And I will close the public hearing.

Commissioner Murphy: Thank you, Mr. Chairman. This is a straightforward application where this university wants to, we have a new R-word, repurpose a vacant building in Fair Lakes by moving into that building which is 54,720 square feet and the subject property is, as I mentioned, in the – in the Fair Lakes area, which again, is going to repurpose this building and get it back active again with a good use. So would the applicant please come forward and state for the record that he is in agreement, has read, and is in agreement with the development conditions?

Keith Martin, Applicant's Agent, Tramonte, Yeonas, Roberts & Martin PLLC: We are in agreement.

Commissioner Murphy: Thank you very much. Therefore, Mr. Chairman, I MOVE THE PLANNING COMMISSION APPROVE FDPA 82-P-069-07-07, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS SET FORTH IN APPENDIX ONE OF THE STAFF REPORT.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

The motions carried by a vote of 11-0. Commissioner Lawrence was absent from the meeting.

(End Verbatim Transcript)

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PCA 74-7-047-02/CDPA 74-7-047-02/ FDPA 74-7-047-02-01 - INOVA HEALTH CARE SERVICES – Appls. to amend the proffers, conceptual development plan and final development plan for RZ 74-7-047, previously approved for office, to permit additional uses and associated modifications to proffers and site design with a Floor Area Ratio (FAR) of 0.33. Located E. and N. side of Gallows Rd., S. of Arlington Blvd and W. of the Capital Beltway on approx. 116.78 ac. of land zoned PDC. Tax Map 49-4 ((01)) 57. (Concurrent with CSP 74-7-047-02.) (PROVIDENCE DISTRICT) (PUBLIC HEARING)

CSP 74-7-047-02 - INOVA HEALTH CARE SERVICES – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 74-7-047. Located E. and N. side of Gallows Rd., S. of Arlington Blvd and W. of the Capital Beltway on approx. 116.78 ac. of land zoned PDC. Tax Map 49-4 ((01)) 57. (Concurrent with PCA, 74-7-047-02, CDPA 74-7-047-02, FDPA 74-7-047-02-01.) (PROVIDENCE DISTRICT) (PUBLIC HEARING)

Timothy Sampson, Esquire, Applicant’s Agent, Downs, Rachlin, Martin PLLC, reaffirmed the affidavits dated November 18, 2016.

There were no disclosures by Commission members.

William O’Donnell, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of applications PCA 74-7-047-02, CDPA 74-7-047-02, FDPA 74-7-047-02-01 and CSP 74-7-047-02.

Commissioner Migliaccio asked Mr. O’Donnell to explain the “pork chop” traffic issue within the complex wherein Mr. O’Donnell said that there were four “pork chops” that allowed for free flow right turns. He said at the time of this application, staff had asked the applicant to consider removing them; however, after further analysis it was determined that removing them would create extensive traffic queuing on the campus. In addition, Mr. O’Donnell said that removal of the “pork chops” would negatively affect the Gallows Road improvements which were recently completed. He said the situation would be revisited if the applicant decided to expand the campus in the future.

Commissioner Hart and Mr. O’Donnell discussed the proposal and its impact on the surrounding transportation network wherein Mr. O’Donnell explained that this proposed change in use was

not an intensification of the approved uses on the site and would result in a reduction of trip generation and be less of a burden on the surrounding transportation network.

Mr. Sampson explained that this site was leased by INOVA Healthcare Services in 2015, and would consist of four interconnected buildings and a smaller central facility building located across the street. He said this site would be an adaptive repurposing of this facility which would be a mix of uses consisting of: office, clinical, research, educational and related uses.

Mr. Sampson explained that while most of the uses fit within the existing approvals on the site, the applicant was before the Commission today to request a change from an office use to research use and educational use. In addition, he said the applicant was requesting additional surface parking, alternative new stormwater management pond, and to allow entry signs on Gallows Road along with building mounted and wayfinding signs throughout the site.

In response to a question from Commissioner Hart, Mr. Sampson said the applicant would provide indoor and outdoor bicycle parking as determined by the Fairfax County Department of Transportation.

Commissioner Ulfelder discussed with Mr. Sampson the proposed cancer center wherein Mr. Sampson explained that it would be an outpatient only treatment center offering a variety of treatments where a patient would receive a continuum of care within a single building.

Commissioner Hedetniemi asked Mr. Sampson about clinical trials being conducted at the cancer center and if the traffic analysis included that in their report. He said the traffic analysis was conducted at a high level of detail which included how all those functions within the cancer center would work, expected time frames that patients would be visiting those services, length of stay and the turnover rate. Mr. Sampson said this facility would be used for outpatient services only and would not include overnight stays.

Chairman Murphy called for speakers from the audience and recited the rules for testimony.

Mia Gardner, representing the Homes on Acres Civic Association, 3313 Hemlock Drive, Falls Church, stated concerns over the environmental impact as trees were removed to accommodate the changes to the buildings and new additions along with possible runoff into Homes Run Stream. She also asked if there had been any discussion with the applicant about an additional access to the campus other than the existing one on Gallows Road.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Mr. Sampson, who stated that the applicant would be clearing an additional 6.5 percent over the previous approval which would allow for 55 percent of the 117 acres to remain untouched. He said the applicant had proposed a new stormwater detention method which would improve the runoff from the site. Mr. Sampson said that the applicant had not considered any additional access to the site because there was no net increase expected in traffic with this proposal. He noted that in 2015 INOVA had completed a substantial amount of roadwork on Gallows Road and Woodburn Road which was more than what the hospital project required.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Hart for action on this case.

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(Start Verbatim Transcript)

Chairman Murphy: Public hearing is closed. Recognize Mr. Hart.

Commissioner Hart: Thank you, Mr. Chairman. Let me – let me first thank the folks who came out and – and Ms. Gardner who spoke and the other folks in the audience. Let me also thank Mr. O'Donnell for his fine work on this case and Mr. Sampson for his imperative cooperation throughout the process. Mr. Sampson, if you could come back to the podium for a moment. Can you please confirm for the record that the applicant has read and agrees and understands the proposed development conditions now dated November 23rd, 2016?

Timothy Sampson, Applicant's Agent, Downs Rachlin Martin PLLC: Yes, I've read and understanding them, agree to them.

Commissioner Hart: Thank you. Mr. Chairman, I'm going to have four motions. First, before I make the motions let me say that this has a – this application has a favorable staff recommendation with which I concur. I believe this is a very positive reuse of this site. It's something that will benefit the County and it's something we will be grateful that we've got locally, a facility of this quality. And I think with the imposition of the development condition package, the impacts have been satisfactorily mitigated. With that, first, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 74-7-047-02 AND THE CONCURRENT CONCEPTUAL DEVELOPMENT PLAN AMENDMENT, SUBJECT TO PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 21, 2016.

Commissioners Hedetniemi and Sargeant: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi and Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 74-7-047-02 and the associated CDPA, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hart: Secondly, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 74-7-047-02-01, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 23, 2016, AND TO THE BOARD'S APPROVAL OF THE ASSOCIATED PROFFER CONDITION AMENDMENT.

Commissioner Hedetniemi: Second.

Chairman Murphy: Second by Ms. Hedetniemi. Is there a discussion of that motion? All those in favor of the motion to approve FDPA 74-7-047-01 (sic), subject to the conditions contained in Appendix 2 of the staff report, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hart: Third, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE COMPREHENSIVE SIGN PLAN 74-7-047-02, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 23, 2016.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion of that motion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hart: Finally, Mr. Chairman, I FURTHER MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE LIST OF MODIFICATIONS AND WAIVERS DATED DECEMBER 8, 2016, WHICH WAS PROVIDED TO YOU TODAY AND FURTHER DISCUSSED IN THE STAFF REPORT. THIS LIST WILL BE MADE A PART OF THE RECORD OF THIS CASE.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Discussion? All those in favor of the motion, say aye?

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motions carried by a vote of 11-0. Commissioner Lawrence was absent from the meeting.

(End Verbatim Transcript)

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CLOSING

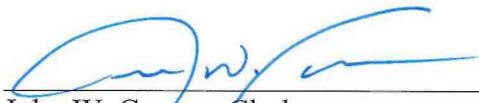
December 8, 2016

The meeting was adjourned at 9:13 p.m.
Peter F Murphy, Chairman
James R. Hart, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,
12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Teresa M. Wang

Approved on: May 4, 2017



John W. Cooper, Clerk
Fairfax County Planning Commission